Our vision for Woodford cum Membris in 2029 is of a safe, friendly and welcoming village with a mixed community of young and old, families and singles, local workers and commuters with as many resources for local people as possible within the village. It has a heritage of agriculture, village life and its railway history which we value and seek to maintain.
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1 Introduction

1.1 Welcome to the first formal consultation draft of the Woodford cum Membris Neighbourhood Development Plan (NDP). This NDP has been prepared by a group of local volunteers and parish councillors and is being published to engage all those who live, work and carry out business in the parish so that they can be fully involved in helping to shape the parish’s future development.

1.2 The Localism Act 2011 gave parish councils the power to prepare a neighbourhood development plan for their area.

1.3 Woodford cum Membris Parish Council decided it was essential to use this new power.

1.4 As a qualifying body the parish council, therefore, applied for the whole parish to be designated a neighbourhood planning area. This application was approved by Daventry District Council on 2nd October 2014. This designation has allowed the local community to come together, through the preparation of this neighbourhood development plan, to set out how the future development of the area should be shaped up to 2029.

1.5 The designated neighbourhood plan area is shown on Figure 1.

View down Scrivens Hill

1.6 The parish of Woodford cum Membris is made up of the three villages of Woodford Halse, Hinton and West Farndon together with the surrounding farmland. These villages together form a place of mixed character, whose relative isolation, sitting as it does 10 miles from...
the towns of Banbury and Daventry, makes it largely self-contained and fiercely independent.

1.7 The parish has a population of just over 3,500, occupying approximately 1,500 homes.

1.8 Woodford Halse and Hinton together form one connected settlement, combining two pre-Domesday farming villages. To these have been added the legacy of the railway development at the close of the nineteenth century and housing development from the 1930’s, post-World War 2 and more recently. The village has a range of retail outlets and an industrial estate providing local services and employment opportunities. The village is also fortunate in having a range of amenities including a school, church, pub, social club, sports facilities, Post Office, access to medical care, library and village meeting places. Because of its historical development pattern there are a number of open spaces within the villages that contribute to their distinctive rural feel.

1.9 The parish’s third settlement is the outlying hamlet of West Farndon, less than half a mile from the main villages, it is still very much part of the community.

1.10 Surrounding the villages is an area of mixed farmland used for arable and livestock farming and providing the parish with a rural context. There are a small number of residential properties associated with the local farms.

1.11 The parish’s geographical position - a mile from the nearest “A” category road, 12 miles from the nearest railway station and with a relatively limited bus service (no evening or Sunday services) and no local taxi company - means that it is more than usually reliant on personal motor transport. This makes the issues of parking, road safety and road repairs a source of continued concern to the community. The network of country lanes is used by cyclists for recreation as well as providing essential communications links with other villages. Again the condition of these roads is important to the functioning of the parish. Two thirds of local residents in employment travel outside of the parish to their place of work.
1.12 The parish is crossed by the higher reaches of the River Cherwell, only a few miles from its source. There are a number of public footpaths making the area popular with walkers and the parish is crossed by the long distance footpath, the Jurassic Way.

1.13 For a rural area, the parish has reasonable access to public utilities with mains water and electricity available to all residents, and mains gas for most. There is reasonable mobile communications coverage (3G and below, mainly “outdoors” rated) for the main residential and commercial areas. There is reasonable high speed broadband for much of the village although its distance from the nearest telephone exchange means that non-fibre based internet communication is poor. Outlying properties are poorly served in this respect.

1.14 The local population combines people working within the parish (either in agriculture, at the industrial estate, in the village’s retail outlets or from home in a wide range of small businesses) and those that commute elsewhere. The age profile of residents spans younger families (served by the school) through to the retired, with a number of bungalows and sheltered accommodation units providing facilities for the oldest. There is a mixture of residential accommodation including smaller family homes and larger four, five and above bedroom properties. In common with many other villages, the area suffers from a lack of one and two-bedroom accommodation and insufficient affordable housing for those that have grown up in the community and wish to establish themselves here.

1.15 The village is fortunate in enjoying good social cohesion and a relatively low crime rate with a strong sense of community fostered through a shared local identity and well-supported local events.
Figure 1. Woodford cum Membris Neighbourhood Plan Area For key, see policies WH2 and WH11 in section 7.1 (Crown copyright and database rights [2015] Ordnance Survey Woodford cum Membris Parish Council (Licensee) License number 100057766)
Figure 2. Woodford cum Membris Neighbourhood Plan Policies Map (Crown copyright and database rights [2015] Ordnance Survey Woodford cum Membris Parish Council (Licensee) License number 100057766)
2 Why is the plan important?

2.1 Planning has always been viewed by local people as a remote activity - important decisions on development have been taken at Daventry District Council level with little, if any, local influence. As a result, plans for new house-building within our Parish have recently received approval and our population is set to increase substantially from its current level of around 3,500 people. This will impact on the community and place an extra burden on local services and facilities - some of which are already over-stretched. Demand for housing is not expected to decrease any time soon and the Government will inevitably continue to impose targets for house building. In the past it has been difficult to make our views heard.

2.2 The planning system helps decide what gets built, where and when. In theory, planning should give local communities a say in decisions that affect them but, in practice, local people feel it is hard to get their voice heard.

2.3 The Localism Act 2011 changes this and gives us, the residents of Woodford-cum-Membris (Woodford Halse, Hinton and Farndon), an opportunity to produce our own Neighbourhood Plan. Although some development will be necessary in the parish to meet demand for housing, the Plan allows us to consider all future proposals thoroughly and decide which make best sense overall. It also gives us the chance to plan improvements to our infrastructure and local services.

2.4 This Neighbourhood Plan, once agreed, is a legally recognised (statutory) document which will be used to ensure that the needs, views and priorities of the local community are fully considered when assessing future planning applications and proposed development within the area.
3 Producing and Agreeing the Plan

3.1 The Woodford cum Membris NDP must be prepared following a procedure set down by government (Figure 3). We have now published the plan for formal consultation (Regulation 14) from **30th September 2016 until 11th November 2016**. On our current timetable the aim is to complete the process and have the plan finalised (made) by summer 2017.

**Figure 3. The Neighbourhood Plan Preparation Process**

- **Designation**
- **Preparing the Plan, including informal consultation**
- **Formal Consultation (6 weeks) We are here now**
- **Daventry Consult for 6 weeks**
- **Submit Plan to Daventry**
- **Revise Plan**
- **Examination**
- **Referendum**
- **Plan made**

3.2 After this current consultation the NDP will be submitted to Daventry District Council who will consult for a further six-week minimum period. After this Daventry consultation, the plan and any remaining objections will then be subject to examination by an independent expert. This examiner will be jointly appointed by the Parish Council and Daventry District.

3.3 At the examination, the examiner will assess whether the plan meets the basic conditions of the Town and Country Planning Act, something all neighbourhood plans must do, if they are to be formally made part of the development plan system. The basic conditions are:
• Is the Woodford cum Membris NDP in line with national planning policy and guidance and does it promote sustainable development?
• Is the Woodford cum Membris NDP in general conformity with the strategic planning policies for the area?
• Is the plan compatible with European Union obligations?

3.4 If the examiner decides the answer to these questions is “yes” the Woodford cum Membris NDP will be subject to a local referendum. The referendum will give all eligible voters in the parish the opportunity to vote and decide if the Woodford cum Membris NDP should, in future, be used to help determine planning applications. The final decision, therefore, rests with the people of Woodford cum Membris and will be a straightforward majority of those voting in the referendum.
4 Community Consultation

4.1 This NDP has been prepared following a significant amount of consultation with local people and others.

4.2 This has included a questionnaire, publicity in the WOW and other opportunities to make views known. Figure 4 sets these out in more detail.

**Figure 4. Consultation on the Woodford cum Membris NDP**

1. **Questionnaire**
   - Delivered to all households, 370 responses

2. **First Informal Consultation**
   - Placed on web site and published in WOW

3. **Regulation 14 Consultation**
   - September-November 2016

4.3 A comprehensive set of neighbourhood planning pages on the Woodford Halse Village Signpost web site ([http://www.woodford-halse-villagesignpost.co.uk/neighbourhood-plan/](http://www.woodford-halse-villagesignpost.co.uk/neighbourhood-plan/)) are also available with details of consultations, FAQs and regular progress reports from the Steering Group.

4.4 The neighbourhood plan questionnaire survey was delivered to 1,600 households across the parish. A total of 370 responses were received from 129 villagers.

4.5 Villagers were asked to identify what they felt were the three most important issues facing the villages (Figure 5).
4.6 Three areas together received 60% of the “most important” votes:

- Roads, traffic and car parking
- Health facilities
- Shopping and retail

4.7 The first and most important issue overall for the villagers who responded to the Questionnaire, was shown to be **roads, traffic and parking**. This received 97 votes, over one quarter of the total. Fourteen 'Other Comments' were associated with it, seven of which were associated with parking problems – either a general lack-of parking; or, more specifically, around Percy Road, poor parking on pavements. Five comments referred to **speeding traffic** around the village, with particular mention of Hinton Road leading to Ash Way and the Byfield Road. A suggestion was made for a 20mph limit for Station Road and the (old) village. Concern for child and elderly people’s safety was expressed with a suggestion for a Pelican crossing by the Co-op and a widening of the footpath by the sub-station.

4.8 The second most important issue for respondents was health facilities, attracting 77 votes (21% of the total). It also had three health-related comments being: “Extend local surgery hours – the village is big enough to warrant this now”, “Build a surgery on the railway bank near the Co-op, with a path through to Station Road” and “Health facilities need expanding before any major expansion to the village”.

*Figure 5. Most Important Issues – Woodford cum Membris Questionnaire, October 2014*
4.9 The third most important Neighbourhood Plan issue for respondents was **shopping and retail**, attracting 48 votes. It also attracted seven comments, all of which were similarly associated with **parking** provisions specific to Station Road.

4.10 Two categories each received about 10% of the 'most important' votes, housing/transport' and open spaces. Three comments referred to housing: “Control over new housing”; “No new development or housing around the area”; and somewhat contrary “More local authority housing is needed”. Building issues were also raised in the Open Spaces comments: “No more housing”; “I think all of our green spaces should be protected, and not used for building”; “I would like to maintain our existing open space and not allow it to be overrun with housing developments”. A comment was made regarding the open spaces votes: "Protection of the village atmosphere and 'traditional architecture' with a modern focus on efficiency", along with the suggestion of “Establishing the woods behind Sidney Road as a nature reserve”. "Maintain the river, build proper paths”.

4.11 Six comments were about the **bus service** to the village, in particular to more places, running on a Sunday and with later running. Two comments referred to village **infrastructure**.

4.12 Comments were also received on employment opportunities, sport and recreation.

4.13 All of the responses to the consultation have helped to shape this plan and the Steering Group thanks all those that took the time to provide their views.
5 Key Issues for the Plan

5.1 From the questionnaire survey, consultations and evidence base gathering the Steering Group have identified a number of key issues for the Woodford cum Membris NDP to address.

Key Issues Identified in the Community Consultations

5.2 Chapter 4 has already summarised the issues raised in our community consultations. These are:

- Roads, traffic and car parking
- Health and other facilities
- Shopping and retail
- The need to manage future housing growth
- Infrastructure and services
- The need to protect open space and recreation facilities
- Employment opportunities

Key Issues Identified from National and Strategic Planning Policy

National Planning Policy and Guidance

5.3 The Woodford cum Membris NDP has to take account of national planning policy and guidance. This is contained in two documents: policy in the National Planning Policy Framework (NPPF) and guidance in the web based National Planning Practice Guidance.

5.4 The Woodford cum Membris NDP has been prepared to take full account of the relevant policy and guidance contained in these two documents. The Planning Policy Assessment and Evidence Base document that accompanies this Draft Plan explains this in more detail. But, in short, the Woodford cum Membris NDP will seek to:

- Develop a shared vision for the parish that will deliver the sustainable development we need by meeting the Government’s core planning principles
- Support a prosperous rural economy
- Deliver a wide choice of high quality homes
- Require good design
- Promote a healthy community
- Conserve and enhance the natural and historic environment
Strategic Planning Policy

5.5 Neighbourhood Plans have to be in “general conformity” with the strategic planning policies for the area.

5.6 In terms of Woodford cum Membris existing strategic planning policy is set out in two documents:

- The West Northamptonshire Joint Core Strategy; and
- The “saved” policies in the Daventry District Local Plan 1997

5.7 A fuller description of the strategic planning policies that have been taken into account in preparing this Draft Plan can be found in the Planning Policy Assessment and Evidence Base document that accompanies this Draft Plan, but, in summary the key policies to be addressed are as follows:

- To support the broad distribution of development for West Northamptonshire set out in the Core Strategy (Policy S1). This strategy seeks to limit development in rural areas and to manage housing growth so that it supports the level of housing growth in the Daventry rural area of about 2,360 homes to 2029.
- Policy R1 “Spatial Strategy for the Rural Areas” of the Core Strategy has identified a need for 2,360 new dwellings in the rural area of Daventry district 2011 to 2029. Within the rural area the distribution of new housing will be determined by Local Plans. Development in the rural areas will be guided by a newly defined rural settlement hierarchy of: primary service villages; secondary service villages; other villages; and small settlements/hamlets.
- Policy HS22 – of the Daventry Local Plan is the adopted policy for the area but will eventually be replaced by policy in the DSCLP (bullet point above). This identified Woodford Halse as a “restricted infill village” where only small scale development within the confines of the village (i.e. main built up area) will be supported.

5.8 Each policy in Chapter 7 of this Draft NDP also has an accompanying Background and Justification section and this refers in more detail to the relevant strategic planning policy.

5.9 Daventry District Council intend to replace the 1997 Local Plan with a new Daventry Settlements and Countryside Local Plan (DSCLP). This plan will set more detailed planning policy in areas not preparing neighbourhood plans, or where neighbourhood plans are silent on a particular matter. Our intention at the present time is to prepare a neighbourhood plan for the parish that is as comprehensive as possible. If we achieve this aim, there should be little need for additional policies for Woodford cum Membris parish in the DSCLP.
6 Vision and Objectives

6.1 Our Vision Statement for 2029 is that:

“Our vision for Woodford cum Membris in 2029 is of a safe, friendly and welcoming village with a mixed community of young and old, families and singles, local workers and commuters with as many resources for local people as possible within the village. It has a heritage of agriculture, village life and its railway history which we value and seek to maintain.”

6.2 In order for us to achieve this Vision and to address the key issues we have identified in chapter 5 of this plan we have identified the following key objectives for the Woodford cum Membris NDP:

**OBJECTIVE 1** – To preserve and enhance local natural and built heritage assets

**OBJECTIVE 2** – To manage future housing growth in Woodford Halse village and the wider parish

**OBJECTIVE 3** – To promote good quality development

**OBJECTIVE 4** – To protect and enhance local community assets and facilities and ensure there is an appropriate level of infrastructure in place

**OBJECTIVE 5** – To promote safe roads and streets for all users

**OBJECTIVE 6** – To support the growth of local employment opportunities

6.3 To attain these objectives a set of planning policies are set in section 7 that follows this section.
7 Woodford cum Membris NDP Policies

7.1 This section of the Woodford cum Membris NDP contains the draft planning policies that we think should be used to manage, guide and promote future development in the parish up to 2029.

7.2 Each set of policies has been set out under the key objective that it will be used to help attain. Each policy is also followed by a “Background/Justification” that sets out, briefly, why the policy is considered to be necessary and how the policy will be used.

OBJECTIVE 1 – To preserve and enhance local natural and built heritage assets

POLICY WH1 - BIODIVERSITY

New development proposals should seek to minimise impact on and, where possible, secure net gains in biodiversity.

Development resulting in significant harm to identified Local Wildlife Sites will not be supported. Where such harm cannot be avoided applicants will have to demonstrate to the satisfaction of the local planning authority why the development cannot be located on an alternative site with less harmful impacts, and, if this has been successfully demonstrated, that adequate mitigation is put in place. As a last resort suitable compensatory habitat, within Woodford cum Membris parish, must be agreed with the local planning authority.

Background/Justification

National planning policy seeks to contribute to the Government’s aim of halting the overall decline in biodiversity by using the planning system as a tool to minimise the impact on and to secure net gains in biodiversity.

There are currently no sites within the parish with statutory wildlife protections. But information provided by the Northamptonshire Biodiversity Records Centre shows that there are six sites with non-statutory protection. These sites are listed below and shown in Appendix 1:

- Cow Wood Pasture Local Wildlife Site
- Eydon Disused Railway North Local Wildlife Site
- Lovell’s Spinney Local Wildlife Site
- Woodford Halse Wildlife Trust Reserve/Pocket Park/ Local Wildlife Site
• Woodford Halse New Plantation Local Wildlife Site
• Woodford Halse Railway Cutting Local Wildlife Site

This policy is in line with and complements Policy BN2 “Biodiversity” of the West Northamptonshire Joint Core Strategy.

POLICY WH2 – NON-DESIGNATED HERITAGE ASSETS

The following local non-designated heritage assets will be conserved and, where appropriate, enhancements will be encouraged:

WH2/1 - The Fleur Public House
WH2/2 - The back "barrow ways" between Sidney Road and Percy Road and the blue brick and arched barrow way entrance from Castle Road to the allotments.
WH2/3 - Man hole covers from "Woodford Halse Estates"

Structures associated with the presence in the parish of the Great Central, LMS and GWR railway companies including: -

WH2/4 - The railway bridges over Station Road (the only one of its type in the UK) and Farndon Road
WH2/5 - The bridges over the railway cuttings on the Eydon Road
WH2/6 - The railway embankment parallel to Phipps Road, site of the railway station and works and marshalling yards)
WH2/7 - The Station Master's House in Station Road
WH2/8 - The cattledock remains at the rear of Main Line Timber
WH2/9 - The "Black Bridge" bridleway bridge on footpath FN19

WH2/10 – Woodford Halse Social Club
WH2/11 - Memorial Hall
WH2/12 - Wilkinson’s Bakehouse
WH2/13 - Methodist Church & Chapel ex-Catholic Church on Hinton Road
WH2/14 – Former Catholic Church, Hinton Road
WH2/15 - The Old Vicarage, Parsons Street.
WH2/16 - The old cobbler's shop on the corner of High Street & South Street
WH2/17 - WW2 air raid shelter to the rear of the Library
WH2/18 - WW2 bunkers under Hinton Green
WH2/19 – Station Road shop fronts
WH2/20 - Public Toilets on the corner of Parsons Street and Quinton Lane
WH2/21 - "Mass Dial" on the south side of St Mary's Church
WH2/22 - Ornamental bridge across the Cherwell in Station Road
WH2/23 - "The Old Shop" frontage in Hinton Road.
WH2/24 - Old post box and stamp machine, corner of Castle Road and Church Street
WH2/25 - Victorian Post Box at West Farndon
WH2/26 - The Moravian Burial Ground
WH2/27 - Remains of the Deserted Medieval Village at West Farndon
WH2/28 - Flint Hill “Frinkels” Barn, off Byfield Road
WH2/29 – Gates on Dryden Hill
WH2/30 - Bake House, off Mount Pleasant
WH2/31 - The Old Forge, High Street
WH2/32 - Waterworks buildings, Woodford Hill
WH2/33 - Water Bridge over Cherwell, foot of Castle Road
WH2/34 - “Chatterbox Hall”, Scrivens Hill
WH2/35 - Medieval graveyards at West Farndon and Pool Street

Development proposals affecting these assets will be supported when they conserve these assets. Development that would result in the loss of, or have a detrimental impact on these assets will only be supported in the following circumstances:

a. Where renovation or alteration of non-designated heritage assets is proposed the proposed changes are designed sensitively, and with careful regard to the heritage asset’s historical and architectural value and have paid appropriate regard to the assets setting; or

b. Where a proposal would result in the loss of, or substantial harm to a locally non-designated heritage asset, such proposals will only be supported when the scale of that harm or loss has been clearly justified when assessed in relation to the asset’s significance.

Background/Justification

National planning policy requires heritage assets to be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. The parish’s statutorily Listed Buildings already have existing protections under other legislation (for a list see Appendix 2). However, our many and varied non-designated heritage assets also require a degree of protection so that they too can continue to make a contribution to the quality of life in the parish.

This policy is in line with Policy BN5 “The Historic Environment and Landscape” of the West Northamptonshire Joint Core Strategy.

POLICY WH3 – LOCAL CHARACTER AREAS

Within the two local character areas identified on the Proposals Map (Figure 2) development will be supported when it conserves and enhances the distinctive local character found in that particular area. In particular development proposals should have regard to the following:

a) The need to retain the stone built properties that form the core of the original villages of Woodford Halse and Hinton. Particular regard should also be had to retaining external features; and
b) Retention of the Victorian housing and related buildings associated with late nineteenth century developments.

Background/Justification

Key areas of the villages of Woodford Halse and Hinton have very distinctive local character areas.

Firstly, there are the stone built properties that form the core of the original villages of Woodford Halse and Hinton (West Farndon has a similar core). The properties, within these two cores, some with external features dating to the late seventeenth century, exhibit a mixture of sizes, and a mixture of properties set back from the street and others opening directly onto the street. The buildings, their layout, structural features and frontages, together represent a typical 17th Century farming village communities of this part of Northamptonshire and as such the individual buildings and their settings are worthy of conservation and enhancement. In particular, development proposals should pay particular regard to:

- Properties in High Street, South Street, Parsons Street, Quinton Lane School Street and Scrivens Hill.
- The Fleur Public House
- Properties in Phipps Road, Hinton Road, Farndon Road and Pool Street

Secondly, the Victorian housing, and related buildings, associated with late nineteenth century development in Woodford Halse village. These buildings in
combination represent an important stage in the village's growth with the arrival of the railway. Today, they provide a valuable housing asset, offering smaller properties, and over-shop accommodation as well as providing the village with its distinctive collection of retail outlets. Buildings included in this group are:

- Properties in Station Road, Sydney Road, Percy Road, Castle Road, Cherwell Terrace and Church Street including the Library, the Dryden Hall and Farndon Room.
- The back "barrow ways" between Sidney Rd and Percy Rd with the blue brick and the arched barrow way entrance from Castle Rd to the Allotment.

See also Policy WH2 – Non-Designated Heritage Assets.

**POLICY WH4 – GREEN INFRASTRUCTURE**

The network of paths, watercourses and water features, woodland, grassland and other green infrastructure features within the parish should be maintained and enhanced for their recreational, tourism and ecological value. Development proposals should seek to maintain this green infrastructure network and, where possible, should enhance the green infrastructure network by creating new connections and links in the network; restoring existing green infrastructure; or by introducing features that enhance the existing green infrastructure network.

Development that would disrupt or sever this network will not be supported unless suitable compensatory provision can be provided to establish a new network connection within the immediate vicinity of the site.

**Background/Justification**

Green infrastructure is the network of paths, watercourses, other water features, woodland, grassland and other similar features within the parish. This network is important for leisure, recreation, tourism and ecological reasons.

Policy WH4 will be used to ensure that this network of green infrastructure is maintained and enhanced. Developers will be encouraged to enhance the existing network of green infrastructure and to create new areas of green infrastructure or new links to existing green infrastructure networks.

The neighbourhood is already served by a network of public footpaths and bridleways across the rural parts of the parish as well as access pathways between housing within the village. Footpaths and bridleways outside the village form an important recreational resource.

The main countryside paths and bridleways designated as public rights of way are:

- FN2 (Hinton House Road to Charwelton)
• FN3 (Membris Way to Charwelton)
• FN4 (Phipps Road to Charwelton)
• FN5 (Church Street to Charwelton, includes kitchen Lane)
• FN6 (Parish Boundary from Preston Capes Road, beside Cow Pasture Wood)
• FN7, 11 & 12 (Network of paths across Woodford Hill)
• FN13 (South Street to Eydon Road)
• FN19 (Station Road to Eydon Road)
• FN20/23 (Eydon Road to West Farndon)
• FN24 (West Farndon to Eydon, Parish Boundary)
• FN25 (West Farndon towards Warden Hill)
• FN 27 (West Farndon to A361)
• FN28 (Hinton to Byfield)
• FN33 (from near Warden Grange to Solden Hill)
• AL8 (Mill House to West Farndon)
• AL10 (Woodford cum Membris Parish Boundary from Eydon Road)

Some of the pathways within the village envelop are of particular importance because of the way in which the village is divided by the remains of the railway embankment and by the constraints imposed by the River Cherwell passing through the village. As a consequence, these pathways and their associated bridges) form an important part of the village infrastructure. The most important paths that fall into this category are:

• Cinder Path (from Castle Road to Byfield Road)
• Kitchen Lane (from School Street to Byfield Road)
• Dog Lane (from Social Club to Pool Street)
• Pig Path (from Station Road to Cherwell Terrace)
• Path (from Station Road to the Co-op in Phipps Road)

This policy adds a local dimension to Policy BN1 “Green Infrastructure Connections” of the West Northamptonshire Joint Core Strategy which defines green infrastructure corridors of sub-regional and local importance.

POLICY WH5 – LANDSCAPE CHARACTER AND PROMINENT VIEWS

Development proposals should seek to incorporate the following landscape design principles:

a) The height, scale, and form of buildings should not disrupt the visual amenities of their surroundings or impact adversely on any significant wider landscape views.

b) Proposals should give careful consideration to noise, odour and light, which might be detrimental to the enjoyment of the area by other
residents. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient.

c) Development proposals should conserve important local historic landscape features such as ridge and furrow fields, hedges and stone walls wherever possible. Woodland, small groups of, or individual, mature trees should be protected and incorporated into landscaping schemes.

Background/Justification

Policy WH5 identifies key design principles that should be considered by applicants so that the local landscape is protected and enhanced, including the parish’s most prominent views. In adopting this approach regard has been had to Natural England’s work on Natural Character Areas and the strategic policy set in Policy BN5 “The Historic Environment and Landscape” of the West Northamptonshire Joint Core Strategy.

OBJECTIVE 2 – To manage future housing growth in Woodford Halse village and the wider parish

POLICY WH6 – NEW HOUSING DEVELOPMENT WITHIN THE MAIN SETTLEMENT OF WOODFORD HALSE AND HINTON

New housing development will be supported within the defined villages confines for Woodford Halse and Hinton (see Figure 2) providing it is in accordance with Policy R1 of the West Northamptonshire Joint Core Strategy and would not be in conflict with other policies in this NDP.

Background/Justification

Strategic planning policy for housing is set out in the West Northamptonshire Joint Core Strategy (WNJCS). This sets a housing target for the rural area of 2,360 new homes over the period 2001-2029.

Policy R1 of the WNJCS also sets out a settlement hierarchy of villages:

- Primary service villages
- Secondary service villages
- Other villages
- Hamlets

In the Daventry Local Plan, Woodford Halse remains a “restricted infill village”, Policy HS22.

However, planning permission has been granted on land north of Byfield Road for 270 new homes. This development alone will see significant growth in the village.
Based on the number of dwelling in the parish in 2011 (1,525), that growth will be over 17.5%.

Given this planned growth and the limited planned change in local service provision, and the area’s limited public transport, it has been decided not to put forward any further housing land allocations through this neighbourhood plan. Policy WH6 will seek to manage new housing development within the village confines boundary shown on the Policies Map Figure 2. This boundary includes the planned new housing north of Byfield Road.

Outside of the village confines boundary new housing development will be managed using Policy WH7.

POLICY WH7 – NEW HOUSING DEVELOPMENT IN THE PARISH OUTSIDE THE MAIN VILLAGE

New housing development outside of the village confines defined for Woodford Halse and Hinton (Figure 2) in the open countryside will only be supported when it is in line with West Northamptonshire Core Strategy Policy R1 or it meets a local need identified through an up to date local housing needs survey. When such a need has been identified such proposals should be:

a. For small-scale affordable housing;
b. Be well related to the existing built form of the settlement and limit any incursion in to the open countryside; and
c. be proposed on a site that relates well to existing facilities and services.

Background/Justification

Beyond the main villages, in the open countryside, new housing development will be limited to proposals that are in accordance with Policy R1 of the West Northamptonshire Core Strategy or where they are for small-scale affordable housing schemes that meet an identified local housing need. Such housing needs must be identified through an up to date local housing needs survey undertaken by the Parish Council or Daventry District Council.

Any new housing will be limited in perpetuity to affordable housing (as defined in the NPPF).

OBJECTIVE 3 – To promote good quality development

POLICY WH8 – PROMOTING GOOD DESIGN

All new development proposals should be of good quality design. To ensure this is achieved development will be expected to demonstrate the following:
a) preservation and enhancement of the local built, historic and natural environment;

b) good design that takes into account site characteristics and surroundings, by virtue of its:

i. layout
ii. siting
iii. scale
iv. height
v. proportions and massing
vi. orientation
vii. architectural detailing
viii. landscaping and
ix. materials

c) it has no significant adverse impact on residential amenity for existing and future residents;

d) it does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;

e) it seeks to utilise sustainable construction methods, low carbon sustainable design and maximizes the use renewable energy sources, recycled and sustainably sourced materials;

f) it provides suitable access;

g) it minimizes potential opportunities for crime; and

h) it can be easily adapted to accommodate changing lifestyles and technologies.

Background/Justification

National planning policy requires good design. All future development proposals in the parish should be of good design. To ensure that this goal is achieved Policy WH8 will be used to assess all development proposals in the parish. Policy Wh8 is also in general conformity with, and provides locally specific assessment criteria to complement strategic planning policies SA, S10, and S11 of the West Northamptonshire Joint Core Strategy.

POLICY WH9 – REPLACEMENT, RE-USE AND CONVERSION OF EXISTING BUILDINGS

The replacement, re-use and conversion of existing buildings will be supported when:

a. For replacement buildings they are not materially larger than the one they replace and they are in the same use and would not have a
detrimental impact on residential or visual amenity’ lead to loss of car parking or significant areas of residential gardens; and
b. For re-use and conversion, the existing buildings are of substantial and permanent construction and do not require significant alterations or extensions.

Background/Justification

The re-use, conversion or replacement of buildings will be supported in the circumstances set out in Policy WH9. This will ensure such conversion/replacement dwellings are appropriate in size and that they re-use substantial existing structures rather than temporary buildings of insubstantial materials or rubble and other stonework of buildings that are to all intents and purposes no longer there.

OBJECTIVE 4 – To protect and enhance local community assets and facilities and ensure there is an appropriate level of infrastructure in place

Village Centre and Library

POLICY WH10 – PROTECTING AND ENHANCING COMMUNITY LAND AND BUILDINGS

The following community land and buildings will be protected for community-based uses:

- Library, School Street
- Dryden Hall, School Street
- Memorial Hall, Station Road
- Fleur de Lys Public House, Fleur Close
- Post Office, Church Street
- Woodford Halse Church of England Primary Academy
- Sure Start/Children’s Centre, Scrivens Hill
- Woodford Halse Social Club, Hinton Road
- Woodford Halse Moravian Church, Parsons Street
- St Mary the Virgin, School Street
- Fire Station, Byfield Road
- School swimming pool
- Telephone boxes at Hinton Green, Byfield Road and adjacent to the Church

Development proposals for non-community uses of these buildings will only be supported in the following circumstances:

a) when the applicant can clearly demonstrate the community asset is no longer physically suited to future community type uses after a period of active marketing for community uses, including marketing in the local area, for a minimum period of 12 months; or
b) a replacement facility is proposed, or the proposal will bring about community benefits that outweigh the loss of the facility in accordance with Policy RC2 of the West Northamptonshire Joint Core Strategy.

Development proposals to provide new, enhanced or improved community assets, such as those listed above, will be supported where they do not conflict with the purposes of the requirements of Policy WH8 and where they include a long term maintenance and management plan as required in Policy RC2 of the West Northamptonshire Joint Core Strategy.

Background/Justification

Woodford Halse has a modest range of community assets. These assets are part of the essential glue that helps create the strong community in the village. This policy seeks to retain the important community assets listed under Policy WH10. The Policy sets out the circumstances when loss or replacement of such facilities will be supported.

Proposals to improve or enhance these community assets will be supported when they do not have an adverse impact on residential amenity.

POLICY WH11 – LOCAL GREEN SPACES

The local green spaces identified below (and on the Policies Map Figure 2) will be protected to keep the land permanently open. Proposals for inappropriate development, as defined in the National Planning Policy Framework, will only be supported in very special circumstances, where harm to the local green space, and any other harm, is clearly outweighed by other considerations.
WH11/1 - King's Corner
WH11/2 - The Moravian Burial Ground
WH11/3 - St Mary's Churchyard and the parish burial ground
WH11/4 - The Byfield Road Recreation Ground ("Sarafield") including formal sport facilities and pavilions
WH11/5 - Open space in Pool Street
WH11/6 - Open space opposite the Social Club
WH11/7 - Green spaces on Hinton Estates
WH11/8 - Former Railway Embankment
WH11/9 - Allotments

Background/Justification

National planning policy allows local communities to identify through neighbourhood plans local green spaces. These are areas that are demonstrably special to a local community and that should be accorded the same level of protection as Green Belt. This means that inappropriate development that would threaten the permanent openness of such land should only be supported in very special circumstances. To qualify as local green spaces such sites should also be local in character and not extensive tracts of land; and in close proximity to the community they serve. All of the sites listed in Policy WH11 have been assessed against the criteria in national planning policy and are considered to meet the definition of local green spaces. This follows a full assessment of all green spaces in the parish, summarised in Appendix 3.

POLICY WH12 - INFRASTRUCTURE

New development proposals will be required to provide all necessary contributions towards infrastructure improvements in the village, to ensure that provision of water, sewerage, electricity, broadband and mobile services, and medical facilities are suitable to meet the future needs of the village.

Background/Justification

One of the key concerns of the local community is that development leads to more pressure on existing services and infrastructure. There is also a strong view, backed up by our questionnaire and consultations, that such pressures are not always adequately addressed through the planning system. Policy WH12 will be used to ensure that in development management decision-making such concerns are addressed appropriately.

In particular, the community considers that drainage and sewerage management, schooling provision, young people’s facilities, healthcare and traffic management and road maintenance (see WH15) are already at or beyond the limits for a community of the size and situation of Woodford Cum Membris. Development and change of land use will both potentially place additional demands on the local
infrastructure and planning proposals will need to identify specifically how these issues are to be addressed.

POLICY WH13 – COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Parish Council will seek to ensure any Community Infrastructure Levy collected in the Parish is spent on the following:

- Enhancement of footpaths within the village with improved surfaces and lighting.
- Support for making the school swimming pool a wider community asset.
- Improvement in access and signage for local amenities such as the Pocket Park, Play Area and so on.
- Improved youth and recreation facilities
- Traffic management schemes e.g. Pelican crossing on Station Road

Background/Justification

Daventry District Council introduced a CIL Charging Schedule on 1st of September 2015. Woodford cum Membris Parish Council will, in future, receive 15% of any of the CIL raised in the parish. This will rise to 25% once this neighbourhood plan has been approved. The CIL will more than likely be raised through new housing development, as the Table below shows this will be levied at £200 per sq. m. of development in the neighbourhood plan area. The Parish Council think it important that local people decide where, and how, this money should be spent. Policy WH13, therefore, sets out the range of activity that will be used to help the Parish Council to decide how this money will be spent in future years.

### Daventry District Council Charging Schedule

<table>
<thead>
<tr>
<th>Development type</th>
<th>Levy per m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Urban Zone</td>
<td>£50</td>
</tr>
<tr>
<td>Residential Rural Zone, sites at or above the</td>
<td>£65</td>
</tr>
<tr>
<td>affordable housing threshold</td>
<td></td>
</tr>
<tr>
<td>Residential Rural Zone, sites below affordable housing</td>
<td>£200</td>
</tr>
<tr>
<td>threshold</td>
<td></td>
</tr>
<tr>
<td>Retail (excluding central zone)</td>
<td>£100</td>
</tr>
<tr>
<td>All other uses</td>
<td>£0</td>
</tr>
</tbody>
</table>

POLICY WH14 – LOCAL SHOPS

The following local shops will be protected:

WH14/1 - Station Road shops
WH14/2 – Currently Co-Op store, Phipps Road

On Station Road, development requiring planning permission will be supported when it is for the following uses:
a) A1 Retail;  
b) Food and Drink;  
c) A5 Hot Food takeaways;  
d) Office and service uses that retain a traditional shop frontage;  
e) Residential uses on upper floors; and  
f) Enhancements to the public realm and car parking provision.

Background/Justification

Our existing local shops provide a good range of goods and services. They also provide local employment. These benefits need to be protected and enhanced. In the current climate, with the threat posed by the retail facilities on offer in larger centres, out of centre and on-line shopping these local shops are vulnerable. The neighbourhood plan, therefore, seeks to protect and enhance these assets from forms of development that would lead to their loss as important buildings for the provision of these vital local functions. In the Parish Plan survey 79% of people said local shops were “very important” to them.

Shops on Station Road

OBJECTIVE 5 - To promote safe roads and streets for all users

POLICY WH15 - SUPPORTING IMPROVEMENTS IN LOCAL TRANSPORT

Proposals for new development in the Parish will be required to make an appropriate financial contribution to support the provision of additional bus services and/or to improve pedestrian ways and cycle paths.

Proposals for traffic calming measures such as road narrowing and pinch points to reduce the amount of traffic using village roads will be supported.
Motor vehicle usage per household is higher than the national average and developers are encouraged to recognise that and that parking facilities and access should, where appropriate, reflect these local circumstances.

Traffic management schemes to improve sharing of space between various road users, that lead to speed reduction, especially on the Byfield Road and to provide a continuous footpath between Phipps Road and the School will be supported.

Improved car parking provision for shoppers in Station Road will also be supported.

Background/Justification

The neighbourhood plan area faces a number of challenges as a result of its location, population, local services, agricultural and other industries. Limited availability of public transport and the conflicting demands of different road users create the risk of road accidents. In addition, poorly maintained infrastructure can have a disproportionate impact on local people because of the absence of alternative modes of travel.

Factors contributing to local traffic and transport problems include:

- A single, relatively narrow access road from the village towards the nearest A road with its routes to local towns and transport
- Commercial traffic, including heavy goods vehicles, from the industrial estate, Slade Lays Farm and Mainline Timber.
- Agricultural traffic on local rural roads
- Foot and road traffic associated with the school.
- Parking for shops in Station Road
- The lack of buses at evenings and weekends

POLICY WH16 - IMPROVING ACCESSIBILITY TO LOCAL EMPLOYMENT OPPORTUNITIES AND SUPPORTING HOMEWORKING

Measures such as improvements in public transport provision and cycle routes which support improved accessibility to nearby commercial centres such as Banbury, Daventry and Northampton will be pursued and encouraged.

Proposals will be supported which promote homeworking and self-employment, for example through provision of office /small workshop space within new housing developments in the settlement boundary, and small-scale changes of use of buildings, where planning consent is required.

New development proposals will be required to include appropriate provision for new communication technologies.
Background/Justification

The village has local workers (either in shops, on the industrial estate or in local agricultural businesses), home workers and commuters to nearby towns and further afield. The future development of the community depends on supporting all these modes of work. Of particular importance are:

- Access to high performance data and voice, fixed and mobile communications. (Broadband speed is variable and even fibre services are not at full speed, 4G mobile availability is currently very limited)
- Continued availability of local postal services.
- Public transport for workers in nearby towns and rail commuters.

OBJECTIVE 6 – To support the growth of local employment opportunities

POLICY WH17 – PROTECTING LOCAL EMPLOYMENT OPPORTUNITIES AND THE GREAT CENTRAL WAY INDUSTRIAL ESTATE

Existing employment sites will be protected for future employment use (B1, B2 and B8 of the Use Classes Order), including the Great Central Way Industrial Estate (see Figure 2, Policies Map). Redevelopment or conversion to non-employment generating uses will only be supported when it can clearly be demonstrated, after an extensive period of active marketing, that the site is no longer viable, or suitable, in environmental terms, for continued employment use.

Proposals for new employment uses (B1, B2 and B8 of the Use Classes Order) will also be supported on the Great Central Way Industrial Estate.

Background/Justification

To ensure that the neighbourhood area retains a mix of residential and employment uses existing local businesses, including the largest of these the Great Central Way Industrial Estate will be protected for future employment use. The loss of such sites will lead to fewer local employment opportunities and lead to the neighbourhood are becoming more of a commuter village, making the area less sustainable.

This policy is in general conformity with Policy E1 “Existing Employment Areas” that seeks to protect existing employment sites and industrial estates.

POLICY WH18 – SUPPORTING NEW BUSINESS DEVELOPMENT IN THE VILLAGES AND RURAL ECONOMY

In the villages and rural area, the following new business development will be supported:
a) Live-work units and small businesses will be encouraged on existing employment sites and within residential areas in the villages;
b) Improvements, and small, proportionate extensions to existing business premises; and
c) Development in accordance with Policy R2 of the West Northamptonshire Joint Core Strategy.

Background/Justification

The future development of the area depends of being able to maintain and expand local employment opportunities, allowing local residents the opportunity to live and work within the parish. Opportunities that provide full time and part time work will be needed. It is expected that these opportunities will come about as a result of extensions to existing businesses, local individual entrepreneurship and diversification in agricultural businesses.
8 Monitoring and Review

8.1 Plans are only valuable when kept up to date. The Parish Council will monitor the policies and proposals in the plan on an annual basis. A monitoring report will be prepared on the plan and presented to the Annual General Meeting in May each year.

8.2 Where the need for change is identified we will work with Daventry District Council to produce updates and amendments where necessary.

8.3 Should significant sections of the plan become out of date we will look to review the whole document by producing a new plan following the Neighbourhood Development Planning procedure.
9 How to comment on this document

9.1 This Regulation 14 Draft Neighbourhood Development Plan is published for consultation between 30th September 2016 and 11th November 2016

9.2 Copies of the plan are available online at http://www.woodford-halse-villagesignpost.co.uk/neighbourhood-plan/ and hard copies are available to view in the following locations:

- The Library
- The Co-Op
- Memorial Hall
- Woodford Halse Social Club
- Popson’s Chemists
- Top to Toe
- Footwise Podiatrists
- The Village Stores
- Village Meats
- Central Way Garage
- Woodford Interiors
- Post Office
- Health Centre, Byfield

9.3 Comments on the plan must be made in writing, preferably using one of the comment forms available online at http://www.woodford-halse-villagesignpost.co.uk/neighbourhood-plan/ and from the Parish Council at the following address.

Gary Smith, Parish Clerk
The Retreat
7 High Street
Woodford Halse
NN11 3RQ

All comments must be received by 5.00pm, 11th November 2016 and returned to the Parish Clerk at the above address.
Appendix 1 – Local Wildlife Sites
Appendix 2 – Listed Buildings in the Neighbourhood Plan Area

For reference the following buildings within the parish are currently listed (all Grade II except as noted below).

- 1, School Street
- 117 Memorials South of Line East from South East Corner of Chancel of St Mary’s Church and East of Path to South Porch
- 6 and 8, South Street
- 2 South Street
- 6, 8, 10 and 12, High Street
- 8 and 10, Pool Street
- 9 and 11, High Street
- Bromleys Farmhouse
- Church of St Mary the Virgin (Grade II*)
- Cross Tree Farmhouse
- Folly Farmhouse
- Garden Wall to Tews Farmhouse Bordering High Street
- Garden Walls, Gate Piers and Gates to South West of Manor House, Phipps Road
- Hinton House
- Ivy House Farmhouse
- Manor House, Hinton Manor Court, (Grade II*)
- Manor House, School Street,
- Moravian Chapel and No. 12 Parsons Street
- Round Hill Farmhouse
- Shelter Shed Range at the Manor House, Hinton Manor Court
- Stable Block to the Manor House and Attached Walls, Hinton Manor Court,
- Tews Farmhouse
- The Homestead, 20 Hinton Road
• The Mill House
• Top Farmhouse
### Appendix 3– Green Space Analysis Summary

<table>
<thead>
<tr>
<th>Green space</th>
<th>Proximity to local community</th>
<th>Demonstrably special</th>
<th>Local in character not an extensive tract of land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mount Pleasant and its hill side view</td>
<td>Adjacent to houses and gardens</td>
<td>Very popular walk and recreation area</td>
<td>Yes, with two popular footpaths.</td>
</tr>
<tr>
<td>King’s Corner</td>
<td>Open space, close to the shops.</td>
<td>Important green space accessible to the shops.</td>
<td>Relatively small space, close to housing and bus stop.</td>
</tr>
<tr>
<td>St Mary’s Churchyard and the parish burial ground</td>
<td>Adjacent to the Church.</td>
<td>Burial ground.</td>
<td>Bounded by houses and gardens.</td>
</tr>
<tr>
<td>The Byfield Road Recreation Ground (&quot;Sarafield&quot;) including formal sport facilities and pavilions</td>
<td>North of housing areas and close by industrial estate.</td>
<td>In constant use for various recreation activities.</td>
<td>Large area set out for formal recreation activity.</td>
</tr>
<tr>
<td>Open land to the north of Hinton Road, bounded by the River Cherwell</td>
<td>Houses to the south and industrial and recreation land to the north.</td>
<td>A valuable wetland nature reserve.</td>
<td>Floods regularly.</td>
</tr>
<tr>
<td>Open space in Pool Street</td>
<td>Close by existing housing.</td>
<td>An important open space contributing to the character of the area.</td>
<td>Bounded by houses and gardens.</td>
</tr>
<tr>
<td>Open space opposite the Social Club</td>
<td>Close by existing housing.</td>
<td>An important wide grass verge that enables a difficult junction to be negotiated safely.</td>
<td>Bounded by houses and gardens.</td>
</tr>
<tr>
<td>Kitchen Lane (Church Street to Byfield Road)</td>
<td>Between Church Street and Byfield Road</td>
<td>An important footpath and bridge across the Cherwell, used daily by many people.</td>
<td>Footpath - joins two distinct areas in the south east of the village.</td>
</tr>
<tr>
<td>Cinder path, Cherwell Terrace to Byfield Road</td>
<td>Joins old Victoria Woodford to the industrial estate.</td>
<td>An essential thoroughfare.</td>
<td>Footpath.</td>
</tr>
<tr>
<td>Dog Lane, Social Club to Pool Street</td>
<td>Adjacent to houses and gardens.</td>
<td>This path joins the Social Club in Hinton Road to Pool Street.</td>
<td>Footpath.</td>
</tr>
<tr>
<td>Green space</td>
<td>Proximity to local community</td>
<td>Demonstrably special</td>
<td>Local in character not an extensive tract of land</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>------------------------------</td>
<td>----------------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td>Pig Walk, Station Road to Cherwell Terrace</td>
<td>Adjacent to houses and gardens.</td>
<td>This path joins Station Road to Cherwell Terrace.</td>
<td>Footpath</td>
</tr>
<tr>
<td>Gypsy Lane</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pocket Park</td>
<td>Short walk along Eydon Road.</td>
<td>Formal, small park area. Also Local Wildlife Site</td>
<td>Formal, small park area.</td>
</tr>
<tr>
<td>Green spaces on Hinton Estates</td>
<td>Adjacent to houses and gardens.</td>
<td>Essential small open spaces providing open space within the estate.</td>
<td>Adjacent to houses and gardens.</td>
</tr>
<tr>
<td>Railway Embankment</td>
<td>Green lung in the heart of the village.</td>
<td>An area of industrial antiquity and nature interest in the centre of the village. Recently acquired by the Parish Council.</td>
<td>Green lung in the heart of the village.</td>
</tr>
<tr>
<td>Allotments</td>
<td>North of housing on Castle Road</td>
<td>Local allotment gardens.</td>
<td>Bounded by River Cherwell and parish church.</td>
</tr>
</tbody>
</table>
Copies of the plan are available online at http://www.woodford-halse-villagesignpost.co.uk/neighbourhood-plan/

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